MINUTES OF REGULAR MEETING
WESLACO CITY COMMISSION
MAY 7, 2025

On Wednesday, May 7, 2025, at 5:34 p.m. the City Commission of the City of Weslaco, Texas convened in a Regular Meeting at City Hall in the Legislative Chamber, located at 255 South Kansas Avenue with the following members' present:

PRESENT:	Mayor	Adrian Gonzalez
	Mayor Pro Tem	Israel Gonzalez Jr.
	Commissioner	JP Rodriguez
	Commissioner	Letty Lopez
	Commissioner	Pete Garcia Jr.
	Commissioner	Josh Pedraza
	Commissioner	Adrian Farias (via zoom)

ABSENT: None

STAFF PRESENT:	Martin Garza	City Manager
	Norma A. Cantu	City Secretary
	Benjamin Castillo	Interim City Attorney

Also present: Xavier Salinas, Asst. City Manager, Aida Vega, Deputy City Secretary, Rosie Cavazos, Finance Director, Rebekah de la Fuente, Planning and Code Enforcement Director, Joe Pedraza, Asst. Director of Planning and Code Enforcement, Arnold Becho, Library Director, Luz Galindo, HR Director, Antonio Lopez, Fire Chief, Robert Lopez, Police Chief, David Arce, Public Works Director, Omar Rodriguez, Parks and Recreation Director, Rick Mendoza, IT Director, Rosa Badillo, Court Coordinator, Lily Alvarez, Airport Director, Lucio Garza, Inframark and other staff members.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor Gonzalez called the meeting to order and certified the public notice of the meeting as properly posted Friday, May 4, 2025.

B. Invocation.

Pastor led the invocation.

C. Pledge of Allegiance.

Mayor Gonzalez led the "Pledge of Allegiance and Texas Flag."

D. Roll Call.

Norma A. Cantu, City Secretary, noted perfect attendance and a quorum present.

E. Mayoral recognition.

1) Recognition on the Retirement of Lieutenant Miguel Mar.

Mayor Gonzalez and the City Commission recognized Miguel Mar on his retirement from the Weslaco Fire Department.

2) Proclamation - South Texas Border Chapter Texas Master Naturalist - 10th Anniversary.

Mayor Gonzalez and the City Commission proclaimed May 7, 2025 as "South Texas Border Chapter Texas Master Naturalist 10th Anniversary".

3) Proclamation National Small Business Week.

Mayor Gonzalez and the City Commission proclaimed May 4-10, 2025 as "National Small Business Week".

II. PUBLIC COMMENTS

Yolanda Mendez voiced the following: 1) she along with her neighbors were disappointed on the rezone approval by the commission at 901 San Joaquin from a Residential District to Neighborhood District and felt their concerns/opinions were not taken into consideration; 2) their area, Colonia Lackland, flooding continues and voiced the majority of flooding is because of poor planning; stated the commission should keep more family units and neighborhoods in place and provide better services.

III. REPORTS

A. Weslaco Economic Development Corporation.

None.

B. Weslaco Chamber of Commerce Visitor Center.

Barbara Jean Garza, CEO, reported the destination marketing report for April 2025 expenditures were $23,475.30; reported on the various upcoming events for ribbon cuttings, meetings, milestone event and groundbreaking ceremony for Kansas/Los Torritos; recognition of Small Business Week ongoing; major events included the Leadership Class XII was wrapping up and recruiting for next leadership class will begin; presented visitor center report for April regarding visitors and facility usage; continue working on the designation of Keep Weslaco Beautiful and in the provisional phase, a project being launched is to provide trash bins in the downtown area with wrapped signage on them that would say "Visit Weslaco" lastly working with TIPA, Texas International Produce Association, to bring in a large onion statue and could assist with funds.

C. Public Works.

David Arce, Public Works Director, reported on the different divisions, role and responsibilities of public works that included Administration, Streets/Traffic, Drain Ditch, Fleet Maintenance, Water Distribution, Wastewater Collections, Recycling, Brush and Sanitation; noted other projects include sidewalk repairs, utility cuts, stripping, grate cleaning, ROW cleaning, mowing, and participate in clean sweep events; presented future projects for the divisions and would be recognizing Public Works staff at the next meeting in observance of Public Works Week.

IV. CONSENT AGENDA

All items listed under the Consent Agenda are considered to be routine, and the Governing Body has been furnished with background and support material and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, the item(s) will be removed from the consent agenda by the Mayor, a Commission Member or the City Manager and will be considered separately.

A. Approval of the Minutes of the Regular Meetings on March 19 and April 2, 2025, (Staffed by City Secretary Department.)

B. Approval on second and final reading of the following:

1) Ordinance 2025-05 to rezone 901 San Joaquin, also being Lot 22, Blk 5, Colonia MP (Bud) Lackland UT No 2 Subdivision, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling District to B-1 Neighborhood Business District. (First reading held April 16, 2025; staffed by Planning & Code Enforcement Department.)

C. Approval of Lease Agreement with the Weslaco Youth Football League to use Harlon Block Sports Complex East and West sports fields for youth 7 on 7 and Flag Football program from June 1 through July 19th 2025. (Staffed by Parks and Recreation Department.)

D. Approval to continue enrollment in the Texas LESO (Law Enforcement Support Office) Program for one year to allow the transfer of excess Department of Defense personal property to our agency. (Staffed by the Police Department.)

E. Approval to solicit bids for the Corporal Harlon Block Iwo Jima Memorial Project. (Staffed by Parks & Recreation Department.)

F. Approval to solicit Request for Qualifications (RFQs) for Engineering Services for the Hike and Bike Trail Project on Westgate Drive. (Staffed by Parks and Recreation Department.)

G. Approval to solicit RFQ's for Engineering Services on the Design Phase of Bridge Ave Waterline Replacement Project. (Staffed by Public Works Department.)

Commissioner Pedraza seconded by Commissioner Rodriguez moved to approve consent agenda as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

For the record following is the caption of Ordinance 2025-05.

ORDINANCE NO. 2025-05

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 901 SAN JOAQUIN, ALSO BEING LOT 22, BLK 5, COLONIA MP (BUD) LACKLAND UT NO 2 SUBDIVISION, WESLACO, HIDALGO COUNTY, R-1 ONE FAMILY DWELLING DISTRICT TO B-1 NEIGHBORHOOD BUSINESS ZONING DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

CITY OF WESLACO
/s/Adrian Gonzalez, MAYOR

ATTEST:
/s/Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:
/s/Benjamin Castillo, INTERIM CITY ATTORNEY

V. NEW BUSINESS

A. Discussion, presentation, and acceptance of the Internal Control Audit for the City of Weslaco as presented by Eide Bailly LLP. (Staffed by Finance Department.)

Rosie Cavazos, Finance Director, stated Eide Bailly LLP was approved by the commission to conduct an Internal Control Audit for the city fiscal years 2019-2023 and Brandon Waldren was in attendance to present the report.

Brandon Waldren, presented the key factors of the audit; goal was to review city's policies and procedures for all departments and funds, determine compliance and perform analytical compliance testing to determine accuracy of information; presented the list of city accounts, bank activity, transfers between accounts were in order; interviewed individuals for procedures and compliance regarding vendors, credit card purchases; payroll changes and personnel actions; stated there were no patterns of misuse or indications of ill-intent that were identified; provided twenty-seven internal control recommendations to address internal control weaknesses identified; this is not an opinion nor a financial audit their objective was to perform a forensic accounting report regarding procedures and compliance.

Rosie Cavazos recommended approval to accept the Internal Control Audit as presented.

Commissioner Lopez seconded by Mayor Pro Tem Gonzalez Jr. moved to accept the Internal Control Audit as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

B. Discussion and consideration of Resolution 2025-35 authorizing the Reallocation of Proceeds from the City of Weslaco, Texas Certificates of Obligation, Series 2023, to Alternate Projects Including Park, Drainage, and Street Improvements. (Staffed by Finance Department.)

Rosie Cavazos stated Certificates of Obligation Series 2023 were issued to fund capital improvement projects that included a municipal pool; an architectural feasibility study of the pool indicated operating deficits and not a viable project. Staff recommended the $4 million allocated for the pool project be reallocated to cost overruns in the park improvements at Isaac Rodriguez and Mayor Pablo Pena Park, for drainage improvements and street improvements; stated the reallocation is allowable under the obligations issued and in line with the discussions and direction from the commission that will continue to meet infrastructure needs for the city.

Commissioner Rodriguez seconded by Mayor Pro Tem Gonzalez Jr. moved to approve Resolution 2025-35 authorizing the Reallocation of Proceeds from the City of Weslaco, Texas Certificates of Obligation, Series 2023, to Alternate Projects Including Park, Drainage, and Street Improvements. as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

C. Discussion and consideration amending the Personnel Policies and Procedures to add Veterans Day as an approved holiday. (Requested by Commissioner Garcia Jr. and Mayor Pro Tem Israel Gonzalez Jr.; staffed by Finance Department.)

Rosie Cavazos stated the estimated cost for the additional holiday pay to all eligible employees would be approximately $78,892.18; stated the estimated cost of overtime for the essential departments that continue operations on holidays (airport, fire, police, and sanitation) was $41,443.16 and the total estimated cost to the city is approximately $120,335.34; noted for informational purposes the cost for city operations for a day is $ 86,897.58 the difference between a regular workday and holiday is $33,347.76 (because of overtime) for a total of $120,335.34.

Discussion ensued on the number of holiday days compared to other cities, how it would impact the budget and how did it effect the collective bargaining agreements. Commissioner Garcia Jr. noted Veterans Day was a recognized holiday in the past. The consensus of the commission favored the holiday, but more information needed on the impact to the city. Martin Garza, City Manager, stated Veterans Day was a holiday in the past, but financial constraints had the past administration make changes to policy and the observed holidays was one of them and a big component of that decision was overtime pay.

Mayor Pro Tem Gonzalez Jr. seconded by Commissioner Rodriguez moved to table until the regular meeting of May 21, 2025. The motion carried unanimously; Mayor Gonzalez was present and voting.

D. Discussion and consideration on the continuation of the Declaration of Disaster Order. (Staffed by Fire Department.)

Antonio Lopez, Fire Chief, stated a Declaration of Disaster Order was issued by the Mayor and sent to the Governor's office because of the rain event on March 27, 2025; emergency operations began immediately; public works division continues with critical repairs and clean-up efforts. Staff recommended an extension of two weeks to continue with these efforts, and if more time is needed another extension would be back to the commission; the extension also gives more time for the data being collected for expenditures, waiting for federal assistance designation from the President and the extension allows staff to continue serving the community and continue the efforts in bringing resources for homeowners such as FEMA and Small Business Administration. Staff recommended approval of a two-week extension.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve Declaration of Disaster Order another two weeks as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

E. Discussion and consideration to authorize a pay study for non-sworn city employees. (Requested by Commissioner Rodriguez, Lopez and Garcia Jr.; staffed by City Manager.)

Martin Garza stated discussions with HR and Finance has been a pay study for non-civil service employees; direction from the commission is sought on approach; a suggestion was for a consultant to provide a comprehensive study that would define duties, responsibilities and salary comparison for this region; stated the study could show how the Public Works Director would oversee other divisions that could differ from the Director of McAllen or Harlingen; a study done inhouse may take about 6-months or outsource it to a consultant do a comprehensive study that could take about 3-months and could have an accurate comparison of compensation and duties.

Commissioner Rodriguez thanked the commission for having this on the agenda; stated he would like to see the study, whether done inhouse or outsourced, to show base salary with benchmarks for every five years up to twenty-five years; seniority and longevity pay structured, certification and education pay, employee loss to other similar employers; favored this study and felt the commission should be involved in doing necessary steps to retain employees who have the institutional knowledge, trainings and skills.

Discussion from the commission agreed the pay study was needed for the non-civil employees but also commented they needed to be fiscally responsible and cautious on the effect it could have with the unions (police-fire) collective bargaining agreements. Mayor Gonzalez noted in working with STC they will be bringing a program for the employees to be certified in operations with heavy equipment and could be an incentive pay for these individuals once certified.

Benjamin Castillo, Interim City Attorney, recommended the commission allow staff to move forward with a study and allow Mr. Alan Ozuna and himself to review and provide options regarding the CBA agreements on the "me to clause".

Commissioner Pedraza seconded by Commissioner Lopez moved to approve to solicit RFQs for a comprehensive study for the non-civil service employees and approve Benjamin Castillo and Alan Ozuna provide review and options of the CBA agreements regarding the "me to clause" as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

F. Discussion and consideration of the Interlocal Agreement between the City of Weslaco and Hidalgo County Drainage District #1 for the RDF at Mayor Pablo Pena Park. (Staffed by City Manager.)

Martin Garza stated in attendance was Raul Sesin, Jaime Salazar and Omar Anzaldua with HCDD#1; stated the agreement was a partnership between the City and HCIDD#1 for the RDF Kansas Los Torritos project; the HCIDD#1 would assist the city in the drainage improvements for the construction of a detention facility; project cost is $649,000 and would take 60-days to complete; thanked them for partnering with the city in this project because their support is having a cost savings to the city; stated bids were solicited for the project and the lowest bid was $1.6million. Staff recommended approval.

Commissioner Pedraza seconded by Commissioner Rodriguez moved to approve Interlocal Agreement between the City of Weslaco and Hidalgo County Drainage District #1 for the RDF at Mayor Pablo Pena Park as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

G. Discussion and consideration to reschedule the Wednesday, May 21, 2025, regular city commission meeting. (Staffed by City Manager.)

No action.

H. Discussion and consideration to approve change order #1 to Ambiotec for the feasibility study to determine optimal brackish groundwater systems location and capacity in the amount of $146,140. (Staffed by Asst. City Manager.)

Xavier Salinas, Asst. City Manager, stated surrounding cities have been looking for alternative methods to address the shortage of water; a source of water being looked at is groundwater; the city needed to be able to provide water supply for economic growth; stated legislative bills have passed for funding of new water sources and infrastructure improvements. Staff recommended approval for Ambiotec to do a feasibility study to determine groundwater systems location and capacity and this will position the city to be ready to request funds because a requirement to be "shovel ready" is a to have a groundwater study done.

Commissioner Lopez seconded by Mayor Pro Tem Gonzalez Jr. moved to approve Change Order #1 to Ambiotec for the feasibility study to determine optimal brackish groundwater systems location and capacity in the amount of $146,140 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

I. Discussion and consideration to authorize staff to solicit bids for the Valley Nature Center Roofing Repairs/Replacement Project. (Staffed by Parks & Recreation Department.)

Omar Rodriguez, Parks & Recreation Director, stated the project would replace the roof for Valley Nature Center and ready to move forward; cost is estimated at $500,000 and would come from bond issuance for park improvements. Staff recommended approval.

Commissioner Lopez seconded by Commissioner Garcia Jr. moved to approve to solicit bids for the Valley Nature Center Roofing Repairs/Replacement Project.as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

<u>J. Discussion and consideration to authorize staff to solicit bids for the Isaac Rodriguez Park and Mayor Pablo Pena City Park Improvement projects.(Staffed by Parks & Recreation Department.)</u>

Omar Rodriguez stated Heffner Designs had presented proposed improvements and ready to move forward with the solicitation of bids. Staff recommended approval.

Commissioner Lopez seconded by Commissioner Garcia Jr. moved to approve to solicit bids for the Isaac Rodriguez Park and Mayor Pablo Pena City Park Improvement projects as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

<u>K. Discussion and consideration of exercising a one (1) year extension on the current street materials purchasing agreement from RFB NO: 2023-24-23 with various vendors. (Staffed by Public Works Department.)</u>

David Arce, Public Works Director, stated the agreement for street materials included a 1-year extension option contingent on pricing remaining the same; vendors original pricing will be honored, and city's operational needs have been met. Staff recommended approval to continue and exercise the 1- year extension with same terms and conditions with the following: Synolo Materials (delivered) alternate Frontera Materials Inc., Frontera Materials Inc. or Synolo Materials (Hot Mix picked up), Synolo Materials (delivered Cold Mix); Frontera Materials Inc. (Cold Mix picked up), Frontera Materials Inc. (Caliche pickup and delivered) and Synolo Materials (MC-30 Oil picked up and delivered).

Commissioner Lopez seconded by Mayor Pro Tem Gonzalez Jr. moved to approve a one (1) year extension on the current street materials purchasing agreement with various vendors as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

<u>L. Discussion and consideration of the purchasing of various parts to include installation and labor from sole source vendor BDP Industries in the amount of $33,005.09 for essential repairs to the North Wastewater Treatment Plant Belt Press. (Staffed by Finance & Inframark.)</u>

Lucio Garza, Inframark, stated this was a sole source vendor; the belt press is manufactured by BDP Industries and would include installation and labor of the repairs. Staff recommended approval.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve sole source vendor BDP Industries in the amount of $33,005.09 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

M. Discussion and consideration to authorize the City Manager to negotiate with a third party regarding a prospective gift to the City of Weslaco. (Staffed by City Manager.)

Benjamin Castillo, Interim City Attorney, stated no action until legal consultation in closed session.

See executive session item G.

VI. EXECUTIVE SESSION

At 7:31 p.m. Commissioner Pedraza seconded by Mayor Pro Tem Gonzalez Jr. moved to convene the regular meeting into Executive Session. The motion carried unanimously; Mayor Gonzalez was present and voting.

At 8:47 p.m. Mayor Gonzalez stated the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

VII. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

A. Personnel - Discussion regarding the goals, objectives, and evaluation of the City Manager for the City of Weslaco as authorized by Section §551.074 of the Texas Government Code.

No action.

B. Legal Consultation – Discussion with the City Manager and City Attorney relating to the City's rights, duties, privileges, and obligations in connection to the Collective Bargaining Agreement with the Fire Union (IAFF-WFFA Local 3207) FY October 1, 2022 – September 30, 2025, as authorized by Section §551.071 of the Texas Government Code.

No action.

C. Legal Consultation – Consultation with the City Manager and City Attorney relating to the City's rights, duties, privileges, and obligations in connection to the Collective Bargaining Agreement with the Weslaco Municipal Police Union (WMPU) authorized by Section §551.071 of the Texas Government Code.

No action.

D. Legal Consultation – Consultation with City Attorney regarding Liquid Environmental as authorized by Section §551.071 of the Texas Government Code.

No action.

E. Real Property - Consultation with City Attorney on the sale, exchange, lease or value of real property located at E Mile 5 North described as the net 7.09 acres out of the West Tract 9.688 acres being an irregular tract out of the E407.92'-W663.22'-N1210.73' EXC N209.42'-

E208', out of Farm Tract 828, Weslaco Hidalgo County, Texas as authorized by Section §551.072 of the Texas Local Government Code.

Commissioner Pedraza seconded by Commissioner Lopez moved to list the sale of real property with the Real Estate Broker as discussed in executive session. The motion carried unanimously; Mayor Gonzalez was present and voting.

F. Real Property - Consultation with the City Attorney regarding the sale, purchase, exchange, lease or value of state-owned property being the northeast and southwest jughandles located along IH 2 and FM 1015 (International Blvd.) in Weslaco, Hidalgo County, Texas as authorized by Section §551.072 of the Texas Local Government Code.

G. Deliberation - Discussion on authorization to the City Manager to negotiate with a third party on a prospective gift to the City of Weslaco as authorized by Section §551.073 of the Texas Government Code.

Commissioner Pedraza seconded by Commissioner Rodriguez moved to authorize the City Manager proceed with negotiations as discussed in executive session. The motion carried unanimously; Mayor Gonzalez was present and voting.

VII. ADJOURNMENT

Commissioner Pedraza seconded by Mayor Pro Tem Gonzalez Jr. moved to adjourn the regular meeting of May 7, 2025, at 8:48 p.m. The motion carried unanimously; Mayor Gonzalez was present and voting.

CITY OF WESLACO

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Adrian Gonzalez, **MAYOR**

ATTEST:

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Norma A. Cantu, **CITY SECRETARY**